

# **King County Quarterly Economic Measures**

## **Second Quarter, 1999**

### **Table of Contents**

Executive Summary .....	1
U.S. Economic Measures.....	7
Interest Rates .....	7
Industrial/Manufacturing Measures .....	8
Taxable Retail Sales – King County .....	9
General Indicators of Economic Activity.....	10
Convention Information .....	10
Labor Force and Unemployment – King County.....	11
Employment.....	12
Boeing and Airline Industry Data .....	13
Wages.....	14
Construction.....	15
Office Market (Seattle Overall, Downtown Seattle).....	16
Office Market (North King County, South King County) .....	17
Office Market (Bellevue/Eastside).....	18
Industrial Market (Seattle).....	19
Industrial Market (Kent Valley) .....	20
Industrial Market (Eastside) .....	21
Retail Market .....	22
Apartment Vacancy Rates .....	23
Appendix	
• Sources	

# **King County Quarterly Economic Measures**

## **Second Quarter, 1999**

### **Executive Summary**

#### *The Nation*

##### **U.S. Economic Measures**

The nation's economy continued to slow in the second quarter, with Gross Domestic Product (GDP) growing at a 2.3% annual rate, down from the 4.3% rate the previous quarter. The growth rate was the slowest since the 1.8% growth rate in output in second quarter of 1998. For the twelve-month period, GDP was up 4.1%. The reduction in growth was largely attributed to a slowdown in personal consumption (up only 4% in the second quarter, down from 6.7% in the previous quarter). Also contributing were a continued decline in government consumption and a relative lackluster increase in quarterly business inventories (up by \$19.4 billion in the second quarter of 1999, but down from \$38.7 billion in the first quarter and \$44.2 billion in fourth quarter 1998).

Consumer prices remained flat in May and June after rising sharply in April, when the 0.7% increase was the largest monthly gain in eight years. The GDP implicit price deflator, a broader index that measures the prices of all domestically produced goods and services, rose only at a 1.6% rate in the most recent quarter.

The low inflation forestalled any move by the Federal Reserve to raise interest rates during the second quarter. However, expectations of a possible quarter point rise in early July, as well as continued fears of inflation in the face of record low unemployment rates, led to a general rise in bond yields throughout the second quarter. By the end of June, the yield on the 30-year Treasury bond rose to nearly six percent, its highest level in more than a year.

Mortgage rates also rose throughout the quarter. The national average effective interest rate for new homes rose to 7.02% in June, the highest since August of last year. Mortgage rates for the Seattle CMSA followed a similar pattern, but with numbers slightly higher overall than the national average.

##### **Industrial Measures**

Manufacturing indicators were generally positive. New capital investment in producer's durable equipment continued strong at an annual rate of 15.3% in the second quarter compared with an increase of 9.5% over the first three months of the year. Increases in nonfarm inventories, however, were at their lowest since early 1996—only \$15.8 billion in the second quarter, following increases of \$35.1 billion in the first quarter and \$37.5 billion in the fourth quarter of last year. Industrial production increased to a 3.9% annualized growth rate, the largest quarterly increase since the fourth quarter of 1997.

Capacity utilization for total industry declined slightly (80.4%). New orders for manufactured goods were unexpectedly down in April by 1.4%, principally due to a sharp drop in demand for transportation equipment, which fell by 12.5%. In contrast, demand for manufactured goods in May was surprisingly strong, as new orders rose by 1.0% to \$348.2 billion. Gains in May were fueled by a resurgence in demand for transportation equipment, and by demand for defense capital goods, up by 19.0% after a 34.9% drop in April. Growth continued in June, but at a slower pace, with new orders for manufactured goods up by 0.7% to \$350.7 billion. Nondefense capital goods orders, excluding aircraft and parts, were up only slightly in April by 0.3%, then down in May and June by 2.9% and 3.8%, respectively.

## ***King County***

### **General Economic Indicators**

Inflation slowed in the central Puget Sound region, as the CPI for the Seattle CMSA increased at a scant 1.8% annual rate, substantially down from the 5.8% annual rate experience in the first quarter.

Bankruptcy filings rose in the second quarter in both King County (4.2%) and the Central Puget Sound region as a whole (2.2%), the first quarterly increase since first quarter 1998. Filings are down from a year earlier in both King County (-8.1%) and the central Puget Sound region (-7.4%). Bankruptcy filings have been generally falling since peaking in early 1997.

New business starts for the City of Seattle increased 5.4% in the second quarter of 1999, up 28.7% from the same quarter in 1998.

Air passenger traffic at SeaTac continued to follow a long run trend of steady growth with seasonal fluctuations. The number of passengers arriving at and departing from the airport in the second quarter of 1999 increased 7.6% from the second quarter of 1998. In contrast, the volume of air cargo handled at the airport declined by 1.3% from the second quarter of last year. The amount of waterborne freight handled at the Port of Seattle was up by 2.0% over the previous quarter.

### **Convention Information**

The number of conventions and events held in King County during the second quarter of 1999 was up over 12 percent from the second quarter of 1998. Total room nights, a measure of the volume of tourist and business traffic, increased by almost 23 percent over the same period last year. Local room tax collections for the first quarter of 1999 were down by 4.1%, the first such decline recorded by this report (since Q1 1993).

### **Taxable Retail Sales**

Taxable retail sales in King County were 10% higher in the first quarter of 1999 than the first quarter of 1998. (First quarter 1999 figures are the most recent available). Construction led the way in growth for the fourth consecutive quarter (up 21.7% over first quarter 1998). Services and transportation, communications and utilities were a close second and third with gains of 14.4% and 13.7%, respectively. Computer services, consistently a strong component of business services, was up only 8.2% over the same quarter one year earlier, compared with previous gains in the 20 to 30 percent range. Retail trade increased by 9.5%, driven by strong growth in auto sales (12.8%) and in sales of furniture, appliances and electronics (16.8%). Finance, insurance and real estate grew a mere 3.1%, and manufacturing declined for a second straight quarter (down 4.5%). Taxable retail sales in the City of Seattle followed a similar pattern, up 10.7% in the first quarter of 1999. As in King County, leading sectors were construction (up 20.5%) and transportation, communications, and utilities (up 14.6%). Retail trade increased 10.2%. Wholesale trade grew by 8.1%. Finance, insurance, and real estate increased by only 3.7%. Services rose only 4.2% from the same quarter twelve months earlier. In contrast to King County, manufacturing retail sales in the City of Seattle increased by 5.6%.

## **Employment**

King County's second quarter unemployment rate declined slightly to 3.1%, continuing a two-year trend of unemployment rates in the 3 percent range. Local labor markets remain tight, ahead of Washington State as a whole, with a second quarter unemployment rate of 4.5%. This is much closer to the national rate, yet still represents an historic low for the state, which has not had an annual unemployment rate under 5% since 1990. However, average monthly initial unemployment claims in the first quarter of 1999 were up 13.2% over the same period last year; the number of unemployment beneficiaries rose 7.9%. Much of the increase is due to recent Boeing layoffs.

Year to year job growth in the Seattle metropolitan area averaged a moderate 2.0% during the second quarter of 1999. All the employment gains came in the services-producing industries, which grew by 3.7%. Business services, which account for about a quarter of all services jobs in the Seattle metro area, was buoyed by an 8.5% increase in computer and data processing jobs. With the real estate market booming, construction employment continues to show impressive gains, up 6.7%, along with finance, insurance and real estate employment (5.9%). Due to downsizing at Boeing, manufacturing employment was down 5.4% from a year earlier, with durable goods off by 6.2%. Employment in the production of aircraft and parts took the largest hit, falling by 11.2% from last year's levels.

## **Job Dislocation Activity**

Job losses due to firm closures or workforce consolidation during the past year have been dominated by employment reductions at Boeing. The King County Reemployment Center has recorded 11,106 dislocated workers attributed to the aerospace giant since mid-1998. Layoffs rose sharply in the fourth quarter of 1998 and the first four months of 1999, largely due to the current reorganization at Boeing. The number of dislocated workers jumped to 4,210 in the fourth quarter of 1998, up from only 799 in fourth quarter 1997. In the first four months of 1999, that figure more than doubled to 9,544, up from 825 the previous year. This included 782 seafood processing jobs lost at American Seafoods, and 290 jobs gone when the Bogle & Gates law firm closed its doors. Other major losses included 300 jobs at Praegitzer Industries, a computer chip manufacturer in Redmond, 250 aerospace manufacturing jobs at Hexcel Corp. in Kent, and 250 production jobs at the former Rainier Brewing Co. in Seattle. In May of this year, 40 manufacturing positions were eliminated at SI Technologies in Tukwila and 18 at IDD Aerospace in Redmond. These were overshadowed, however, by the loss of an additional 934 jobs from Boeing's regional workforce in King, Snohomish, and Pierce Counties.

### **Boeing and Airline Industry Data**

The largest job losses in the Central Puget Sound Region continue to come from ongoing layoffs at Boeing. According to the Labor Market and Economic Analysis Branch of the Washington State Employment Security Department, workforce reductions have averaged about 1,300 per month since mid-1998. Boeing employment in the second quarter of 1999 was down almost 17% from the second quarter of 1998. Boeing contractual backlogs declined during the second quarter, down by 14.3% from the same period one-year earlier. Backlogs in the commercial airplane division were especially improved, down by 16.2%. Although up-to-date information is not yet available, profitability and earnings among U.S. air carriers has been substantially positive over the last four years, 1995-1999.

### **Income**

Strong growth in wages characterized the fourth quarter of 1998, with the monthly average wage in King County up 6.7% from the previous quarter. Monthly wages were highest in finance, insurance and real estate, which rose 10.8%. Fourth quarter wage levels in services and in mining were almost as high. The monthly average wage in agriculture, forestry and fishing showed the most improvement over the previous quarter, up by 29.1%. In the Puget Sound region overall, average monthly wages were up 6.4% in the fourth quarter of 1998. In the four counties taken together, the highest average wages were paid in manufacturing, which were up 9.2% from one quarter earlier. Wages in agriculture, forestry and fishing gained the most, up 21.1%.

### **Real Estate**

### Construction

The single-family housing market remained robust in the second quarter of 1999 in spite of slightly higher interest rates. The average sales price of new and existing homes was up almost 11% from the same period one year earlier. Houses are still selling rapidly, with an average time on market of 38 days. In several Seattle neighborhoods, houses are on the market only 17 to 22 days. Sales of new and existing homes rose by 8.3% in the second quarter. The number of new homes alone, while only about 12 percent of the total housing market, was up by nearly 75%.

The pace of new building activity in the City of Seattle appears to be slowing. New residential permits were down in the second quarter by 4.1% from the second quarter of 1998. Year on year results for commercial and industrial permits declined by 2.5%. At the same time, however, the dollar value of the total volume of residential construction rose almost 78%, while the value of nonresidential construction nearly doubled.

### Office Market

The office market in the Puget Sound region is experiencing a building boom not seen since the ill-fated expansion of the 1980s. Growth is most concentrated in downtown Seattle and on the Eastside, where demand is greatest. In Seattle, vacancy rates in the second quarter fell below 4% for the first time as the market absorbed an additional 284,122 square feet of office space without the addition of any new buildings. There are 14 new projects currently under construction, however, which will eventually add another 2,336,407 square feet to the downtown office market. In the Eastside market, over one million square feet of new office space was added in the second quarter, approximately three-quarters of which was immediately rented. The remaining additional space led to an increase in the vacancy rate on the Eastside from a very low 1.8% in the first quarter to a mere 3.7%. An additional 3.6 million square feet will be added when the 32 projects currently under construction are completed. Whether demand will keep pace with supply remains to be seen.

### Industrial Market

During the first quarter of 1999, demand for traditional industrial space was down due to the workforce reductions at Boeing and the still-recovering Asian economies. At the same time, however, the local boom in the software, e-commerce, and biotech industries led to increased demand for high-tech industrial space. These trends have strengthened as they continued in the second quarter of 1999. Vacancy rates for high-tech space in the Puget Sound region fell to an historic low of 3.3%. Vacancy rates for traditional industrial space rose slightly to 4.6%. In all markets but Seattle, additional industrial square footage was added during the second quarter.

### Retail Market

The retail market in the second quarter of 1999 has remained relatively quiet after a flurry of construction late last year. Much of the recent retail development has focused on the

redevelopment of existing buildings. Net absorption was way down in comparison with recent quarters, virtually flat in downtown Seattle and north of the Ship Canal, slightly higher in the Southend and on the Eastside. Vacancy rates edged slightly higher overall, with Bellevue the one exception. New, up-market venues in Bellevue and Seattle have driven average lease rates slightly higher in those areas, as much as \$2.50 per square foot on the Eastside.

#### Apartment Market

The three-year trend in rising apartment rents and diminishing vacancy rates may at last be coming to an end. On the demand side, migration to the Puget Sound region is slowing, and many former renters have taken advantage of low interest rates to become homeowners. At the same time, the supply of housing has expanded as long-planned property developments reach completion. Rents, meanwhile, have remained relatively flat in 1999, after rising sharply in the previous two years.

## US ECONOMIC MEASURES

### OUTPUT and INFLATION

	1998			1999	
	II	III	IV	I	II
<b>Gross Domestic Product</b>	\$7,498.6	\$7,566.5	\$7,677.7	\$7,759.6	\$7,803.6
<b>GDP growth</b>	\$33.9	\$67.9	\$111.2	\$81.9	\$44.0
<b>% change in GDP from previous quarter</b>	0.5%	0.9%	1.5%	1.1%	0.6%
<b>Annualized growth rate</b>	1.8%	3.7%	6.0%	4.3%	2.3%
<b>GDP Implicit Price Deflator</b>	112.6	112.8	113.1	113.5	114.0
<b>Consumer Price Index</b>	162.8	163.4	164.0	164.6	166.2

### INTEREST RATES

	1998			1999	
	II	III	IV	I	II
<b>1 yr T-Bill</b>	5.13	4.84	4.20	4.44	4.62
<b>3 yr T-Bond</b>	5.57	5.11	4.41	4.87	5.35
<b>10 yr T-Bond</b>	5.60	5.20	4.67	4.98	5.54
<b>30 yr T-Bond</b>	5.85	5.47	5.11	5.37	5.80
<b>Discount Rate</b>	5.00	5.00	4.66	4.50	4.50
<b>Prime Rate</b>	8.50	8.50	7.92	7.75	7.75
<b>Average Mortgage Rate : United States</b>	7.17	7.05	6.84	6.91	6.92
<b>Average Mortgage Rate : Seattle</b>	7.20	7.07	6.81	6.87	7.01

#### NOTES:

Gross Domestic Product is real GDP expressed in billions of (1992) dollars. GDP figures for first quarter 1999 are revised estimates, released June 25, 1999. GDP figures for second quarter 1999 are advance estimates, released July 29, 1999.

GDP Price Deflator: 1992 =100.

CPI: 1982-1984=100. Price index covers all urban consumers. Quarterly CPI is 3 month average.

National Interest Rates: 3 month average.

New Home Mortgage Yield: U.S. monthly average, not seasonally adjusted. Represents effective rate on conventional loans closed by major lenders. Rate is for newly-built homes. Effective interest rate is equal to the contract interest rate plus fees and charges amortized over a ten year period. Quarterly rates calculated as three month average.

Average Mortgage Rate: Average effective rate on conventional loans with approximate term to maturity of 30 years. Data is for the Seattle Consolidated Metropolitan Statistical Area (CMSA), which includes Kitsap, Thurston, Island, King, Snohomish, and Pierce counties.

#### SOURCES:

GDP figures from the Bureau of Economic Analysis national accounts data (<http://www.bea.doc.gov/bea/dn/nipbtbl-d.htm>).

CPI calculated by the Bureau of Labor Statistics (<http://stats.bls.gov/cpihome.htm>).

National Interest Rates from the Federal Reserve Statistical Release (<http://www.bog.frb.fed.us/releases/H15/>).

Mortgage rates from the Federal Housing Finance Board's Monthly Interest Rate Survey (<http://www.fhfb.gov/mirs.htm>).



## INDUSTRIAL MEASURES

	1998			1999	
	II	III	IV	I	II
<b>Producers' Durable Equipment</b>	771.3	769.3	806.8	821.7	849.6
<b>Changes in Non-Farm Inventories</b>	29.9	47.0	41.7	40.2	15.8
<b>Manufacturers' New Orders</b>	998.9	1,013.0	1,001.3	1,042.1	1,043.9
<b>Non-Defense Capital Goods Orders</b>	153.1	159.3	151.1	163.4	156.3
<b>Industrial Production</b>	128.2	128.2	132.6	132.7	134.0
<b>Capacity Utilization Rate</b>	82.0	81.3	80.9	80.2	80.4

**NOTES:**

Producers' Durable Equipment and Changes in Non-Farm Inventories in billions of 1992 dollars, seasonally adjusted. Figures for first quarter 1999 have been revised. Figures for second quarter 1999 are advance estimates, released July 29, 1999.

Manufacturers' New Orders and Non-Defense Capital Goods Orders in billions of current dollars, seasonally adjusted. Figures for Q1 1999 have been revised, figures for second quarter, 1999 are preliminary estimates, released August 4, 1999.

Industrial Production: 1992 = 100, seasonally adjusted. Quarterly figures are 3 month average.

Capacity Utilization Rate for all industries includes manufacturing, mining, and utilities.

**SOURCES:**

Producers' Durable Equipment and Changes in Non-Farm Inventories: Bureau of Economic Analysis (<http://www.bea.doc.gov/bea/dn/nipbtbl-d.htm>).

Manufacturers' New Orders and Non-Defense Capital Goods Orders: Census Bureau (<http://www.census.gov/indicator/www/table5p.txt>).

Industrial Production and Capacity Utilization Rate: Federal Reserve Statistical Release (<http://www.bog.frb.fed.us/releases/g17/Current/>).

### Taxable Retail Sales: King County

INDUSTRY	1998								1999	
	Q1		Q2		Q3		Q4		Q1	
	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)
CONSTRUCTION	8,481	998.6	8,766	1,185.5	8,856	1,365.5	9,582	1,320.0	8,487	1,215.0
MANUFACTURING	1,927	218.5	1,928	239.5	1,934	235.7	2,366	220.7	1,761	208.7
TCU	716	370.7	746	387.4	744	399.0	857	324.1	685	421.4
WHOLESALE TRADE	4,911	950.6	4,947	1,095.4	4,878	1,107.1	5,344	1,178.3	4,597	1,012.7
RETAIL TRADE	12,756	3,162.5	13,038	3,564.4	13,081	3,755.2	16,941	4,042.2	12,255	3,462.2
FIRE	610	112.9	631	123.9	600	124.2	716	128.4	561	116.3
SERVICES	11,146	1,058.2	11,182	1,146.8	11,151	1,243.6	14,835	1,174.4	10,425	1,096.9
TOTAL	42,247	6,923.3	42,946	7,814.3	42,971	8,304.3	52,836	8,456.9	40,373	7,613.7

### Taxable Retail Sales: City of Seattle

INDUSTRY	1998								1999	
	Q1		Q2		Q3		Q4		Q1	
	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)	# OF FIRMS	TAXABLE RETAIL SALES (\$ million)
CONSTRUCTION	4,597	393.3	4,821	449.4	4,893	499.5	5,308	481.8	4,689	473.7
MANUFACTURING	1,013	79.6	1,005	83.3	1,013	94.0	1,211	85.4	945	84.0
TCU	467	176.1	482	177.9	499	189.7	542	153.3	453	201.8
WHOLESALE TRADE	2,958	345.6	3,000	375.4	2,928	388.3	3,184	419.2	2,743	373.7
RETAIL TRADE	6,705	1,047.6	6,806	1,157.8	6,667	1,237.6	8,408	1,317.3	6,375	1,154.5
FIRE	351	45.7	364	50.7	355	50.0	409	53.5	315	47.5
SERVICES	5,667	459.9	5,705	507.1	5,688	533.0	7,401	520.9	5,311	479.2
TOTAL	22,689	2,564.3	23,075	2,822.3	22,936	3,014.4	27,630	3,052.1	21,691	2,838.7

**NOTES:**

Quarterly taxable retail sales data released with a lag of up to six months.

**SOURCE:**

Taxable Retail Sales: *Quarterly Business Review*, Department of Revenue, WA State (<http://www.dor.wa.gov>).

## General Indicators of Economic Activity

	1998			1999	
	II	III	IV	I	II
<b>Consumer Price Index: Seattle CMSA</b>	166.2	168.5	169.3	170.6	172.5
<b>Port of Seattle</b>					
<b>Air freight (metric tons)</b>	77,159	74,027	77,698	66,152	76,169
<b>Water-borne freight (TEUs)</b>				373,345	380,992
<b>Air Passengers</b>	6,594,953	7,762,780	6,183,119	5,732,910	7,097,764
<b>Bankruptcies: King County</b>	2,004	1,908	1,835	1,767	1,841
<b>New Business Starts: City of Seattle</b>	1,416	2,125	2,055	1,728	1,822
<b>Electrical Energy Usage: City of Seattle</b>	2,226,736	2,096,446	2,355,942	2,743,722	2,250,356

### NOTES:

CPI –U: Covers all urban consumers. 1982-1984 = 100. Data for selected local areas available on bimonthly basis since 1998.

Figures for Seattle-Tacoma-Bremerton CMSA for Q2 1999 are from April and June, 1999.

New Business Starts consist of the total new business license accounts for the quarter.

Electrical Energy Usage in thousands of kilowatts billed.

### SOURCES:

CPI: Bureau of Labor Statistics (<http://stats.bls.gov/cpihome.htm>).

Waterborne Freight and Air Traffic: Port of Seattle (<http://www.portseattle.org>).

Bankruptcies: U.S. Bankruptcy Court.

New Business Starts: Seattle Department of Licensing.

Electrical Energy Usage: Seattle City Light.

## Convention Information: King County

	1998			1999	
	II	III	IV	I	II
<b># Conventions/Events</b>	139	138	133	157	156
<b># Room Nights</b>	146,025	175,123	123,023	181,501	179,167
<b>Local Room Tax</b>	\$3,093,573	\$3,583,566	\$2,743,659	\$2,442,831	N/A
<b>Room Nights per Event</b>	1,051	1,269	925	1,156	1,149

### NOTES:

The figures for # events and # room nights are for all events booked at the convention center and area hotels, not just conventions.

"Local Room Tax" shows Washington state Hotel/Motel Tax Distributions to King County. This is used to estimate delegate expenses. Figures have been revised to show when room tax was collected, not distributed, since distribution happens two months after collection. For example, Hotel/Motel distributions for June reflect collections made in April. Second Quarter 1997 includes taxes collected in April, May and June, and distributed in June, July and August.

The tax totals do not include an extra Hotel/Motel Tax collected in Bellevue. Local room tax figures for 1Q/99 are not yet available.

### SOURCES:

Number of conventions/events and number of room nights: Seattle-King County Convention and Visitors Bureau

Hotel/Motel Tax Distributions: Washington State Department of Revenue

### Civilian Labor Force: King County

	1998			1999	
	II	III	IV	I	II
<b>Civilian Labor Force</b>	1,024,167	1,030,200	1,043,100	1,036,933	1,033,200
<b>Employed</b>	995,900	999,667	1,012,000	1,002,867	1,001,633
<b>Unemployed</b>	28,267	30,533	31,100	34,067	31,567
<b>Unemployment Rate</b>	2.8%	3.0%	3.0%	3.3%	3.1%
<b>Unemployment Rate: WA State</b>	4.2%	4.3%	4.8%	5.4%	4.5%
<b>Unemployment Rate: United States</b>	4.4%	4.6%	4.1%	4.6%	4.3%

### Unemployment: King County

	1998				1999
	I	II	III	IV	I
<b>Initial UE Claims</b>	5,380	4,461	4,972	5,266	6,090
<b>Unemployment Beneficiaries</b>	19,690	17,554	16,637	16,994	21,246
<b>Manufacturing</b>	3,015	2,955	2,845	3,055	4,163
<b>Food Processing</b>	773	881	754	677	626
<b>Forestry &amp; Wood Products</b>	155	110	81	92	125
<b>Pulp &amp; Paper</b>	65	76	51	39	63
<b>Metals &amp; Machinery</b>	460	474	480	569	702
<b>Aerospace</b>	142	152	152	271	1,038
<b>Other Manufacturing</b>	1,421	1,261	1,328	1,407	1,610
<b>Non-Manufacturing</b>	16,675	14,599	13,792	13,939	17,083
<b>Construction</b>	3,196	2,357	1,540	2,041	3,073
<b>TCU</b>	1,456	1,314	1,363	1,115	1,401
<b>Wholesale &amp; Retail Trade</b>	3,883	3,642	3,491	3,367	4,017
<b>FIRE</b>	1,035	908	882	912	949
<b>Services</b>	5,557	5,085	5,342	5,156	6,111
<b>Government</b>	613	475	462	519	587
<b>Other Services</b>	935	818	714	829	945

#### NOTES:

Civilian Labor Force consists of workers who live in the region in question. (based on household survey).

Initial Unemployment Claims figures are average new claims per month for the quarter; Unemployment Beneficiaries also represents a three month average.

#### SOURCE:

*Washington State Labor Area Summaries*, Washington State Employment Security, Labor Market and Economic Analysis Branch.

### Nonagricultural Employment: Seattle PMSA

	1998			1999	
	II	III	IV	I	II
<b>Non-Agricultural Employment</b>	1,350,500	1,360,000	1,374,233	1,352,433	1,377,733
<b>Goods Producing</b>	300,400	306,533	303,600	294,833	293,000
<b>Services Producing</b>	1,050,100	1,053,467	1,070,633	1,057,600	1,089,300
<b>Mining</b>	667	700	700	700	700
<b>Construction</b>	70,667	76,400	75,267	69,600	75,367
<b>Manufacturing</b>	229,067	229,433	227,633	224,533	216,633
<b>Durable Goods</b>	184,233	184,567	183,767	180,133	172,900
<b>Nondurable Goods</b>	44,833	44,867	43,867	44,400	43,733
<b>Transportation, Communications &amp; Utilities</b>	79,967	81,267	81,567	80,900	83,033
<b>Wholesale &amp; Retail Trade</b>	313,967	320,700	324,867	314,533	323,167
<b>FIRE</b>	80,800	82,000	83,033	83,200	85,600
<b>Services</b>	390,233	393,600	395,700	391,100	401,367
<b>Government</b>	185,133	175,900	185,467	187,867	191,867

**NOTES:**

Non-Agricultural Employment consists of workers who work in the region in question. (based on establishment survey).  
 Seattle PMSA includes King, Snohomish, and Island Counties. The proportion of annual average total employment represented by each is approximately 83%, 16%, and 1%, respectively.  
 All quarterly figures are three-month averages.

**SOURCE:**

*Washington State Labor Area Summaries*, Washington State Employment Security, Labor Market and Economic Analysis Branch.

### Seattle-King County Dislocation Activity

May 1999			
Company	Location	Occupation	No. of Workers
Boeing Co.	King, Pierce, Snohomish Counties	All job classifications	984
Platinum Technology, Inc.	Bellevue	Computer software and support services	43
SI Technologies	Tukwila	Manufacturing	40
Furnies Nursery	Bellevue	Retail nursery	30
Highline Head Start	Burien	Educators	28
IDD Aerospace	Redmond	Manufacturing	18
Total	6 Companies		1143 Dislocated Workers
1999 YTD	33 Companies		10,687 Dislocated Workers
1998	56 Companies		7259 Dislocated Workers

**SOURCE:**

King County Reemployment Support Center

### Boeing Employees in Washington State

1998 Q2	1998 Q3	1998 Q4	1999 Q1	1999 Q2
104,000	101,400	98,440	90,400	86,600

**NOTES:**

For quarterly totals, data reflects the number at the end of the quarter. Boeing employees in Washington state represent approximately 40 percent of the company's U.S.-based workforce (including contingent labor and those employed by subsidiaries).

**SOURCE:**

The Boeing Company (<http://www.boeing.com>)

### Boeing Contractual Backlogs

	Q2 1998	Q3 1998	Q4 1998	Q1 1999	Q2 1999
<b>Commercial Airplanes</b>	91.8	92.9	86.1	84.1	76.9
<b>Military Aircraft and Missiles</b>	19.6	18.1	17.0	20.1	18.0
<b>Space and Communications</b>	10.4	9.5	9.8	9.6	9.5
<b>Total</b>	121.8	120.5	112.9	113.8	104.4

**NOTES:**

Boeing Contractual Backlogs in billions of dollars.

**SOURCE:**

The Boeing Company (<http://www.boeing.com>)

### U.S. Airlines Net Profit

1994	1995	1996	1997	1998
-344.1	2,313.6	2,824.3	5,194.7	N/A

**NOTES:**

U.S. Airlines Net Profit in millions of dollars.

ATA member airlines transport over 95 percent of all passengers and cargo traffic in the United States.

**SOURCE:**

Air Transport Association *Annual Report 1998* ([www.air-transport.org](http://www.air-transport.org))

### Monthly Average Wage by Industry: Puget Sound Region

	1997	1998			
	IV	I	II	III	IV
<b>Overall Average</b>	\$3,008	\$2,840	\$3,077	\$3,109	\$3,310
<b>Agriculture, Forestry, Fishing</b>	\$2,250	\$1,998	\$2,068	\$1,887	\$2,284
<b>Mining</b>	\$3,796	\$3,011	\$3,202	\$3,410	\$3,806
<b>Construction</b>	\$3,135	\$2,778	\$2,911	\$3,043	\$3,286
<b>Manufacturing</b>	\$3,909	\$3,579	\$3,760	\$3,781	\$4,128
<b>Transportation and Public Utilities</b>	\$3,380	\$3,800	\$3,308	\$3,273	\$3,642
<b>Wholesale Trade</b>	\$3,566	\$3,545	\$3,440	\$3,490	\$3,847
<b>Retail Trade</b>	\$1,580	\$1,042	\$1,593	\$1,636	\$1,744
<b>FIRE</b>	\$3,734	\$3,996	\$3,534	\$3,571	\$3,952
<b>Services</b>	\$3,098	\$3,484	\$3,506	\$3,560	\$3,664
<b>Government</b>	\$2,924	\$2,897	\$2,969	\$2,983	\$3,136

### Monthly Average Wage by Industry: King County

	1997	1998			
	IV	I	II	III	IV
<b>Overall Average</b>	\$3,235	\$3,398	\$3,358	\$3,384	\$3,612
<b>Agriculture, Forestry, Fishing</b>	\$2,733	\$2,369	\$2,430	\$2,114	\$2,729
<b>Mining</b>	\$4,084	\$3,260	\$3,447	\$3,751	\$4,248
<b>Construction</b>	\$3,357	\$2,985	\$3,106	\$3,214	\$3,518
<b>Manufacturing</b>	\$3,946	\$3,597	\$3,768	\$3,718	\$4,176
<b>Transportation and Public Utilities</b>	\$3,443	\$3,969	\$3,367	\$3,362	\$3,741
<b>Wholesale Trade</b>	\$3,740	\$3,748	\$3,622	\$3,670	\$4,060
<b>Retail Trade</b>	\$1,698	\$1,675	\$1,708	\$1,749	\$1,886
<b>FIRE</b>	\$4,051	\$4,347	\$3,800	\$3,859	\$4,277
<b>Services</b>	\$3,521	\$4,110	\$4,112	\$4,183	\$4,247
<b>Government</b>	\$2,939	\$2,968	\$3,025	\$3,005	\$3,200

#### NOTES:

Per Capita Disposable Personal Income: Figures are in 1992 dollars and are seasonally adjusted annual rates.

Wages: Average of monthly wages per worker by industry. Figures are lagged six months or more due to reporting delay.

The Puget Sound Region is defined here as the four-county area which includes King, Snohomish, Pierce, and Kitsap counties.

#### SOURCES:

Per Capita Disposable Income comes from the U.S. Bureau of Economic Analysis (<http://www.bea.doc.gov/bea/nipubl-d.html>).

Wages: *Employment and Payrolls in Washington State by County and Industry* (Washington State Employment Security).

## Construction

### City of Seattle

	1998			1999	
	II	III	IV	I	II
<b>Residential Construction</b>	\$82,410,027	\$120,586,928	\$120,910,231	\$89,291,828	\$146,410,493
<b>Non-Residential Construction</b>	\$171,410,812	\$225,724,409	\$117,619,315	\$273,824,670	\$330,694,235
<b>Building Permits</b>					
Commercial and Industrial	767	857	655	642	748
Existing Housing Units	817	797	524	513	823
New Residential Permits	171	151	239	135	164
New Residential Units	570	927	1,032	810	1,157

### King County

	1998			1999	
	II	III	IV	I	II
<b>Home Sales: New &amp; Existing</b>					
# of Sales	6,444	6,756	5,590	4,752	6,980
Days on Market	34	34	37	42	38
Average Sales Price	\$258,480	\$265,635	\$265,293	\$275,428	\$286,426
Median Sales Price	\$211,834	\$217,398	\$218,403	\$225,825	\$229,650
<b>Home Sales: New Construction</b>					
# of Sales	495	410	484	582	864
Days on Market	90	85	77	77	84
Average Sales Price	\$310,069	\$293,199	\$311,760	\$330,934	\$327,040
Median Sales Price	\$269,798	\$261,266	\$277,374	\$289,550	\$270,947

#### NOTES:

The number of commercial and industrial permits is estimated by subtracting from the total number permits for residential construction, schools, churches, and other permit activity.

#### SOURCES:

City of Seattle Department of Construction and Land Use, *Issued Permit Data* (monthly reports).  
Home sales data comes from the Northwest Multiple Listing Service.



## Office Market

### Seattle Overall

	1998			1999	
	II	III	IV	I	II
<b>Total Square Feet</b>	36,547,787	36,988,185	37,732,977	38,149,402	38,207,413
<b>No. of Buildings</b>	445	450	458	-	-
<b>Vacant Square Feet</b>	2,051,699	1,989,911	1,633,065	2,261,078	1,307,978
<b>Vacancy Rates</b>	5.6%	5.4%	4.3%	5.7%	3.4%
<b>Under Construction (Sq. Ft.)</b>	1,799,555	1,818,754	2,450,015	2,952,735	2,872,707
<b>Absorption (Sq. Ft.)</b>	48,257	502,186	939,187	-114,513	224,030

### Downtown Seattle

	1998			1999	
	II	III	IV	I	II
<b>Total Square Feet</b>	26,884,969	27,221,087	27,657,881	28,092,099	28,067,099
<b>No. of Buildings</b>	211	214	217	-	220
<b>Vacant Square Feet</b>	1,273,111	1,357,797	1,045,827	1,303,473	993,575
<b>Vacancy Rates</b>	4.7%	5.0%	3.8%	4.6%	3.5%
<b>Under Construction (sq. ft.)</b>	1,780,275	1,778,754	2,410,015	2,376,735	2,336,407
<b>Absorption (sq. ft.)</b>	-29,012	251,432	636,653	288,744	284,122
<b>Median Lease Rate (per sq.ft.)</b>					
Class A	\$27.00	\$27.00	\$27.00	\$28.50	\$29.50
Class B	\$20.00	\$20.00	\$20.00	-	\$21.00
Class C	-	-	-	-	\$17.50
<b>Vacancy Rate</b>					
Class A	3.2%	3.8%	3.4%	-	3.7%
Class B	6.5%	5.9%	5.8%	-	3.2%
Class C	12.8%	9.5%	2.1%	-	2.7%

#### NOTES:

"Seattle Overall" consists of Downtown, Northend, Southend, and Tacoma/Federal Way.

"Downtown Seattle" consists of the Canal, CBD, Denny Regrade, Lake Union, Lower Queen Anne, Pioneer Square and Waterfront.

The absorption rate is the change in amount of leased space. A negative figure means more space came onto the market than was absorbed by new leases. CB Richard Ellis calculates absorption on a building by building basis.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Office Market

### North King County

	1998			1999	
	II	III	IV	I	II
<b>Total Square Feet</b>	1,050,559	1,135,559	1,135,559	1,135,559	1,135,559
<b>No. of Buildings</b>	23	24	24	-	-
<b>Vacant Square Feet</b>	44,646	32,934	12,480	13,627	15,330
<b>Vacancy Rates</b>	4.2%	2.9%	1.1%	1.2%	1.4%
<b>Under Construction (sq. ft.)</b>	0	0	0	0	0
<b>Absorption (sq. ft.)</b>	14,196	96,712	20,454	-55,803	-1,654
<b>Median Lease Rate (per sq.ft.)</b>					
Class A	\$19.50	\$19.50	\$19.50	\$19.27	\$19.13
Class B	\$18.50	\$18.50	\$18.50	-	-
<b>Vacancy Rate</b>					
Class A	3.7%	2.5%	1.2%	-	-
Class B	6.9%	4.8%	0.4%	-	-

### South King County

	1998			1999	
	II	III	IV	I	II
<b>Total Square Feet</b>	5,224,295	5,243,575	5,450,136	5,462,343	5,557,354
<b>No. of Buildings</b>	123	124	127	-	-
<b>Vacant Square Feet</b>	503,688	407,804	373,195	672,414	562,960
<b>Vacancy Rates</b>	9.6%	7.8%	6.8%	12.3%	10.1%
<b>Under Construction (sq. ft.)</b>	19,280	40,000	40,000	355,000	315,300
<b>Absorption (sq. ft.)</b>	74,846	115,164	195,830	-241,592	-30,857
<b>Median Lease Rate (per sq.ft.)</b>					
Class A	\$18.00	\$18.00	\$18.00	\$17.24	\$17.46
Class B	\$15.50	\$15.50	\$15.50	-	-
<b>Vacancy Rate</b>					
Class A	5.5%	4.2%	3.9%	-	-
Class B	17.4%	13.8%	13.7%	-	-

## Office Market

### Bellevue/Eastside

	1998			1999	
	II	III	IV	I	II
<b>Total Square Feet</b>	15,610,111	15,828,081	17,776,366	17,985,544	19,095,242
<b>No. of Buildings</b>	288	292	315	-	336
<b>Vacant Square Feet</b>	191,736	282,737	299,097	435,250	713,792
<b>Vacancy Rates</b>	1.2%	1.8%	1.7%	1.8%	3.7%
<b>Under Construction (sq. ft.)</b>	1,924,072	3,321,828	2,495,379	2,500,700	3,612,543
<b>Absorption (sq. ft.)</b>	266,514	126,971	1,221,540	236,797	743,758
<b>Median Lease Rate (per sq.ft.)</b>					
Class A	\$26.00	\$24.50	\$26.00	\$25.37	\$26.00
Class B	\$24.50	\$21.50	\$24.50	-	\$22.00
Class C	\$17.50	\$17.50	\$17.50	-	\$17.00
<b>Vacancy Rate</b>					
Class A	1.1%	1.6%	1.9%	-	4.3%
Class B	2.0%	1.4%	1.2%	-	2.6%
Class C	4.2%	2.3%	1.0%	-	0.7%

**NOTES:**

"North King County" consists of the area north of the Ship Canal up to the King County line.

"South King County" consists of the area south of the Kingdome to the King County line, excluding Federal Way.

"Bellevue/Eastside" consists of all of King County directly east of Lake Washington, plus that portion of Bothell extending into Snohomish County.

The absorption rate is the change in amount of leased space. A negative figure means more space came onto the market than was absorbed by new leases. CB Richard Ellis calculates absorption on a building by building basis.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Industrial Market

Seattle					
	1998			1999	
	II	III	IV	I	II
<b>Total Square Footage</b>	74,051,635	74,181,339	74,345,715	75,168,465	70,930,026
Industrial	72,831,223	72,960,927	73,125,303	73,948,053	69,741,261
High-Tech	1,220,412	1,220,412	1,220,412	1,220,412	1,188,765
<b>Vacancy Rate</b>					
Pure Industrial	2.3%	1.8%	1.6%	1.6%	1.8%
High-Tech	1.6%	3.6%	3.6%	1.3%	2.3%
<b>Total Vacant (sq. ft.)</b>	1,717,923	1,377,065	1,235,389	1,199,156	1,310,581
Pure Industrial	1,697,993	1,333,618	1,191,942	1,183,169	1,283,239
High-Tech	19,930	43,447	43,447	15,987	27,342
<b>Lease Rates (per sq. ft./mo.)</b>					
Pure Industrial	\$0.60-0.65	\$0.60-0.65	\$0.60-0.65	\$0.50	\$0.45
High-Tech	\$0.65-1.00	\$0.65-1.00	\$0.65-1.00	\$0.82	\$0.82
<b>Absorption (sq. ft.)</b>	171,851	346,174	306,690	73,587	245,152

**NOTES:**

Beginning with the second quarter of 1999, the elimination of a number of buildings under 10,000 square feet, and other technical adjustments, reduced the size of the tracked inventory. Net absorption figures have been adjusted for these changes.

High Tech: Industrial buildings with a mix of research and development uses. They stand three stories or less, off 25% to 75% office uses and parking ratios of 2.5:1 or greater.

Pure Industrial: Warehouse, distribution, and manufacturing buildings with less than a 25% office buildout.

"Seattle" stretches from the King/Snohomish line south to Tukwila.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Industrial Market

### Kent Valley

	1998			1999	
	II	III	IV	I	II
<b>Total Square Footage</b>	84,244,134	84,545,249	84,911,376	84,849,635	85,067,093
Industrial	82,409,970	82,711,085	83,077,212	83,015,471	83,252,435
High-Tech	1,834,164	1,834,164	1,834,164	1,834,164	1,814,658
<b>Vacancy Rate</b>					
Pure Industrial	6.4%	5.7%	5.7%	5.7%	5.6%
High-Tech	14.8%	13.7%	15.0%	15.6%	7.4%
<b>Total Vacant (sq. ft.)</b>	5,518,471	4,997,366	5,027,325	5,018,195	4,829,722
Pure Industrial	5,247,863	4,745,727	4,752,017	4,731,882	4,695,437
High-Tech	270,608	251,639	275,308	286,313	134,285
<b>Lease Rates (per sq. ft./mo.)</b>					
Pure Industrial	\$0.28-0.34	\$0.28-0.34	\$0.28-0.37	\$0.32	\$0.33
High-Tech	\$0.75-1.15	\$0.75-1.15	\$0.75-1.15	\$0.95	\$0.95
<b>Absorption (sq. ft.)</b>	84,217	842,220	54,493	279,464	-355,945

**NOTES:**

Beginning with the second quarter of 1999, the elimination of a number of buildings under 10,000 square feet, and other technical adjustments, reduced the size of the tracked inventory. Net absorption figures have been adjusted for these changes.

High Tech: Industrial buildings with a mix of research and development uses. They stand three stories or less, off 25% to 75% office uses and parking ratios of 2.5:1 or greater.

Pure Industrial: Warehouse, distribution, and manufacturing buildings with less than a 25% office buildout.

"Kent Valley" is defined as Tukwila, Renton, Kent, Auburn and SeaTac.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Industrial Market

### Eastside

	1998			1999	
	II	III	IV	I	II
<b>Total Square Footage</b>	21,240,529	20,761,288	19,874,821	20,271,280	20,334,569
Industrial	16,053,697	15,607,674	15,412,893	15,689,214	15,855,848
High-Tech	5,186,832	5,153,614	4,461,928	4,582,066	4,478,721
<b>Vacancy Rate</b>					
Pure Industrial	4.8%	4.3%	3.7%	5.4%	5.7%
High-Tech	5.4%	5.2%	2.5%	2.2%	0.7%
<b>Total Vacant (sq. ft.)</b>	1,041,197	933,203	683,610	949,786	931,963
Pure Industrial	762,854	665,657	570,277	850,355	900,612
High-Tech	278,343	267,546	113,333	99,431	31,351
<b>Lease Rates (per sq. ft./mo.)</b>					
Pure Industrial	\$0.45-0.65	\$0.45-0.65	\$0.45-0.65	\$0.55	\$0.55
High-Tech	\$1.00-1.30	\$1.00-1.30	\$1.00-1.30	\$1.20	\$1.20
<b>Absorption (sq. ft.)</b>	729,669	-371,247	288,104	258,498	252,595

**NOTES:**

Beginning with the second quarter of 1999, the elimination of a number of buildings under 10,000 square feet, and other technical adjustments, reduced the size of the tracked inventory. Net absorption figures have been adjusted for these changes.

High Tech: Industrial buildings with a mix of research and development uses. They stand three stories or less, off 25% to 75% office uses and parking ratios of 2.5:1 or greater.

Pure Industrial: Warehouse, distribution, and manufacturing buildings with less than a 25% office buildout.

"Eastside" consists of the east side of Lake Washington, King/Snohomish County Line south to Renton City Limits.

**SOURCE:** CB Richard Ellis *Quarterly Market Reports*

## Retail Market

Puget Sound Area	1997		1998		1999
	First Half	Second Half	First Half	Second Half	First Half
Total Rentable Sq. Footage	57,680,961	60,439,311	62,536,242	59,030,357	60,597,201
Total Vacant	3,692,585	3,727,557	4,195,059	2,613,436	3,387,384
Vacancy Rates	6.4%	6.2%	6.7%	4.4%	5.6%
Absorption (sf)	1,360,265	2,826,650	1,629,429	6,442,336	561,033

Puget Sound consists of the downtown Seattle, Northend, Southend, Eastside, and Kitsap Markets.

Downtown Seattle	1997		1998		1999
	First Half	Second Half	First Half	Second Half	First Half
Total Rentable Sq. Ft.	3,627,914	3,627,914	3,686,414	4,558,469	4,558,469
Total Vacant	81,969	92,708	101,172	114,678	131,740
Vacancy Rates	2.3%	2.6%	2.7%	2.5%	2.9%
Rental Rates	\$22.78	\$27.03	\$26.60	\$25.16	\$26.29
Absorption (sf)	62,781	-10,739	50,036	847,549	8,243

The Ship Canal south to the West Seattle Bridge including the Central Business District, Denny Regrade, Lower Queen Anne, Pioneer Square, West Lake Union, Capitol Hill and the Central District.

Northend	1997		1998		1999
	First Half	Second Half	First Half	Second Half	First Half
Total Rentable Sq. Ft.	14,419,662	15,317,492	15,513,322	15,152,425	15,803,346
Total Vacant	782,182	711,080	849,089	678,490	933,978
Vacancy Rates	5.4%	4.6%	5.5%	4.5%	5.9%
Rental Rates	\$13.03	\$14.81	\$11.96	\$13.15	\$11.19
Absorption (sf)	323,675	1,085,416	57,821	747,419	12,752

Northend is defined as North Seattle from Ship Canal up through Snohomish and Northern Counties.

Southend	1997		1998		1999
	First Half	Second Half	First Half	Second Half	First Half
Total Rentable Sq. Ft.	26,721,964	27,540,484	28,285,213	27,509,392	27,894,915
Total Vacant	1,968,671	2,032,407	2,139,346	1,344,928	1,860,591
Vacancy Rates	7.4%	7.4%	7.6%	4.9%	6.7%
Rental Rates	\$12.29	\$10.61	\$11.78	\$14.65	\$15.07
Absorption (sf)	719,765	754,784	637,790	2,424,513	265,823

"Southend" is South Seattle through Pierce and Thurston Counties.

Bellevue/Eastside	1997		1998		1999
	First Half	Second Half	First Half	Second Half	First Half
Total Rentable Sq. Ft.	9,861,030	10,529,030	11,626,902	11,810,071	12,340,471
Total Vacant	476,879	515,084	696,958	475,340	457,831
Vacancy Rates	4.8%	4.9%	6.0%	4.0%	3.7%
Rental Rates	\$14.72	\$22.55	\$15.24	\$17.32	\$19.92
Absorption (sf)	111,466	629,795	915,998	761,210	274,215

All of King County east of Lake Washington, including Bellevue, Kirkland, Redmond, Issaquah, Bothell and Mercer Island.

SOURCE: CB Richard Ellis *Quarterly Market Reports*

## Apartment Market

	1997		1998		1999
	First Half	Second Half	First Half	Second Half	First Half
<b>Seattle/North King</b>	<b>1.2%</b>	<b>1.3%</b>	<b>1.2%</b>	<b>1.7%</b>	<b>2.3%</b>
Capitol Hill/Eastlake	0.9%	1.9%	1.9%	1.4%	1.1%
Central District	1.0%	1.7%	0.5%	-	2.2%
Downtown/First Hill	1.6%	0.8%	0.8%	1.7%	2.2%
Magnolia/Queen Anne	0.4%	1.3%	1.2%	1.8%	2.5%
North Seattle	0.0%	1.5%	1.2%	1.2%	1.1%
Sandpoint	0.0%	0.0%	0.0%	0.5%	1.8%
South Seattle	1.0%	1.1%	-	1.0%	3.2%
University District	3.7%	0.8%	1.0%	0.5%	2.7%
West Seattle	1.6%	1.7%	1.1%	0.6%	3.2%
<b>South King County</b>	<b>3.0%</b>	<b>1.9%</b>	<b>1.7%</b>	<b>1.8%</b>	<b>3.0%</b>
Auburn	5.4%	2.3%	1.1%	2.4%	4.4%
Burien/Des Moines	3.2%	2.0%	1.2%	1.6%	3.0%
Federal Way	3.5%	2.0%	1.9%	2.0%	3.2%
Kent	3.2%	1.6%	1.7%	2.2%	2.1%
Renton	1.5%	1.9%	1.9%	1.4%	3.5%
Sea-Tac/Tukwila	2.7%	1.8%	1.8%	1.4%	3.0%
<b>East King County</b>	<b>1.0%</b>	<b>1.1%</b>	<b>1.4%</b>	<b>1.7%</b>	<b>2.7%</b>
Bellevue	0.8%	0.9%	1.0%	1.4%	2.4%
Bothell/Woodinville	0.5%	1.8%	1.6%	3.2%	2.8%
Issaquah/North Bend	2.2%	1.0%	1.8%	1.5%	3.1%
Kirkland	1.3%	1.2%	1.7%	1.9%	3.8%
Redmond	1.2%	0.8%	1.7%	1.0%	2.1%
<b>Snohomish County</b>	<b>1.2%</b>	<b>1.4%</b>	<b>1.1%</b>	<b>1.8%</b>	<b>3.8%</b>
Edmonds	1.0%	1.4%	0.7%	0.9%	2.4%
Everett	1.9%	1.7%	1.1%	1.8%	2.9%
Lynnwood	1.3%	1.0%	1.0%	2.4%	2.8%
Marysville	0.0%	2.1%	1.7%	0.0%	7.7%
Mountlake Terrace	0.3%	0.8%	0.8%	1.8%	4.1%
<b>Pierce County</b>	<b>6.0%</b>	<b>4.8%</b>	<b>4.5%</b>	<b>3.3%</b>	<b>3.2%</b>
Fircrest	4.7%	4.2%	6.2%	3.2%	3.6%
Gig Harbor	4.2%	6.4%	3.6%	5.1%	4.5%
Lakewood	6.9%	6.1%	5.3%	3.6%	3.3%
Puyallup	4.9%	3.0%	3.7%	1.4%	3.3%
Tacoma	6.4%	5.0%	4.5%	2.3%	2.7%

SOURCE: CB Richard Ellis *Quarterly Market Reports*



# Sources for Quarterly Economic Measures

**AIR TRANSPORT ASSOCIATION** is the source for airline industry profits. Their World Wide Web address is <http://www.air-transport.org/>.

**BOEING** is the source for Boeing employment and for their backlog of airplane orders. Their World Wide Web address is <http://www.boeing.com/>.

**CB COMMERCIAL QUARTERLY MARKET REPORT** is a quarterly publication of Coldwell Bankers' commercial division. It contains data on industrial, commercial, retail and apartment properties.

**CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE** sends out an "Issued Permit Data" report every month. It contains the number of permits issued and the value of permitted construction.

**EMPLOYMENT AND PAYROLLS IN WASHINGTON STATE BY COUNTY AND INDUSTRY** is published by Washington State Employment Security. It contains wages paid and employment levels for industries by county. It has a lag of about one year.

**FEDERAL HOUSING FINANCE BOARD** is the source for the national new home mortgage yield. Their web address is <http://www.fhfb.gov/mirs.htm>.

**FEDERAL RESERVE** is the source for the bulk of national interest rates, as well as industrial production and capacity utilization figures. Their World Wide Web address is <http://www.bog.frb.fed.us/releases/H15/>.

**KING COUNTY REEMPLOYMENT SUPPORT CENTER** is a core program of the Worker Center and is the source for worker layoff data.

**PORT OF SEATTLE** is the source for air and waterborne freight shipment data, as well as passenger traffic.

**QUARTERLY BUSINESS REVIEW** is published quarterly by the Washington State Dept. of Revenue. It lists the amount of taxable retail sales by industry by county. The data has a lag of around six months.

**SEATTLE CITY LIGHT** tabulates electrical sales in a monthly revenue report.

**SEATTLE DEPARTMENT OF REVENUE** is the source for new business starts. It is measured by the number of business licenses issued.

**SEATTLE-KING COUNTY CONVENTION AND VISITORS BUREAU** is the source for the bulk of convention information. The exception is for local room tax, which comes from the Washington Dept. of Revenue.

**SEATTLE TIMES BUSINESS SECTION (from MARKET TRENDS RESEARCH CO.)** publishes a table of local interest rates every Monday called "Money/Database."

**U.S. BANKRUPTCY COURT** tracks the number and type of bankruptcies and tabulates them monthly.

**U.S. BUREAU OF ECONOMIC ANALYSIS** is the source for many of the national economic measures. Their web site is <http://www.bea.doc.gov>.

**U.S. CENSUS BUREAU** is the source for manufacturers' new orders and non-defense capital goods orders. Their web site is <http://www.census.gov/indicator/www/table5p.txt>.

**WASHINGTON DEPT. OF REVENUE** publishes *Local Tax Distributions* every two months. This is the source for local room tax.

**WASHINGTON STATE LABOR AREA SUMMARIES** is published monthly by Washington State Employment Security. It contains both labor statistics and price index data. It has a lag of one to two months.